

**MINUTES OF MEETING  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
APRIL 1, 2003  
(9:00 A.M.)**

Proceedings of a regular meeting of the Board of County Commissioners of St. Johns County, Florida, began and held in the Auditorium at the County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. 1 North, St. Augustine, Florida.

Present were: James E. Bryant, District 5, Chair  
Karen Stern, District 2, Vice Chair  
Nicholas Meiszer, District 1  
Marc Jacalone, District 3  
Ben W. Adams, Jr., County Administrator  
Michael Hunt, Assistant County Attorney  
Lenora Newsome, Deputy Clerk

Also present: Cheryl Strickland, Clerk of Courts; Allen MacDonald, Finance Director

Commissioner Bruce Maguire, District 4, was not yet present at the meeting.

(04/01/03 - 1 - 9:08 a.m.)

The meeting was called to order by Chairman Bryant.

(04/01/03 - 1 - 9:08 a.m.)

The Invocation was given by Bryant. The Pledge of Allegiance was led by Jacalone.

(04/01/03 - 1 - 9:09 a.m.)

ROLL CALL

Bryant stated that four Commissioners were present and that Maguire would be coming in late.

(9:09 a.m.) Bryant announced that during the lunch break today, GTV would air the St. Johns County Day in Tallahassee.

(04/01/03 - 1 - 9:10 a.m.)

PUBLIC COMMENT

Mary Kohnke, 29 S. Roscoe Blvd., requested the Board verify information before the afternoon meeting on the determination of the number of home sites needed in each sector of the county, the development orders of DRI's stating that impact fees will be used by the county to buy both the school sites and the recreational sites, the Northwest Sector Corridor Transportation Plan showing the east-west road to be further south than what the Durbin and Aberdeen DRI's proposed, and the CDD for infrastructure and the CDD for schools being different, Exhibit A. Bryant suggested that Teresa Bishop and Dan Bosanko come up with some answers to the questions asked by Kohnke by the afternoon session.

(9:14 a.m.) Rhoda McKean, 1415 First Street North, Apt. 505, on behalf of the Cultural Center in Ponte Vedra Beach, encouraged the Board to pursue the evaluation and the

analysis of a business proposition which St. Johns Service Company has brought forward.

(9:16 a.m.) Dante Salamone, 5225 Datil Pepper Road, gave a history of St. Augustine's traffic problems between Wildwood Drive and Dupont Center, Exhibit B.

(9:22 a.m.) Adams read a letter he received today regarding a lady who was injured in a vehicle accident about a month ago in which she thanked the Fire and Rescue Department for saving her life and the life of her unborn child. She submitted a donation of \$10,000 to the St. Johns County Fire and Rescue Department.

(9:23 a.m.) Bryant announced that today was the last day that Emily Trapnell would be covering the County Commission meetings for the Ponte Vedra Recorder. He presented her with a certificate of appreciation. Mrs. Trapnell accepted the certificate and thanked everyone.

(9:27 a.m.) Bruce Maguire entered the meeting.

(9:28 a.m.) Linda Wilson, 105 South Azalea Point Drive, representing the Chamber of Commerce in Ponte Vedra Beach, requested that the Board to consider the feasibility study that the St. Johns Service Company requested and to direct the Staff to investigate the feasibility of the County acquiring the franchise.

(04/01/03 - 2 - 9:29 a.m.)  
DELETIONS TO CONSENT AGENDA

There were no deletions to the Consent Agenda.

(04/01/03 - 2 - 9:29 a.m.)  
APPROVAL OF CONSENT AGENDA

**Motion by Jacalone, seconded by Stern, carried 5/0, to approve the Consent Agenda as submitted.**

1. Approval of the Cash Requirement Report
2. Approval of Minutes:  
3/18/03 - Regular BCC Meeting
3. Motion to authorize the Parks and Recreation Department to apply for a 2003 Florida Inland Navigation District Waterways Assistance Program Grant for \$32,500 for improvements to St. Johns River Park

#### **RESOLUTION NO. 2003-59**

##### **ATTACHMENT E-6 RESOLUTION FOR ASSISTANCE UNDER THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM**

4. Motion to authorize the County Administrator to enter into a contract with H.E. Hennigh, Inc. for the construction of the Sheriff's Investigations Office for a total sum price of \$651,285.00 (*See Attachment "A"*)
5. Motion to authorize the County Administrator or his designee to negotiate and enter into a contract with American Contractors and Developers, Inc. for

construction of A1A Turn Lane Improvements at the Vilano Boat Ramp (*See Attachment "B"*)

6. Motion to approve **Resolution No. 2003-60**, to set a Public Hearing for 1:30 p.m. on April 22, 2003 to consider a petition to vacate a portion of St. Johns Avenue

#### RESOLUTION NO. 2003-60

#### A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO SET A PUBLIC HEARING FOR 1:30 P.M. ON APRIL 22, 2003, TO CONSIDER A PETITION TO VACATE A PORTION OF ST. JOHNS AVENUE

7. Motion to allow the County Administrator, or his designee, to negotiate with and enter into a contract with the No. 1 ranked firm, Urbanomics, Inc., for the Study of NW Sector Capital Improvement Program and Financial Plan. If an agreement cannot be reached with the No. 1 ranked firm, authorization is requested to terminate negotiations and begin negotiations with the No. 2 ranked firm and continue until an agreement is reached (*See Attachment "C"*)
8. Proofs:
  - a. Proof, Notice to Bidders, Bid No. 03-33
  - b. Proof, Notice to Bidders, Bid No. 03-34
  - c. Proof, Notice to Bidders, Bid No. 03-53
  - d. Proof, Notice to Bidders, Bid No. 03-58
  - e. Proof, Notice to Bidders, Bid No. 03-63
  - f. Proof, Notice to Bidders, Bid No. 03-66
  - g. Proof, Notice to Bidders, Bid No. 03-67
  - h. Proof, Notice to Bidders, Bid No. 03-68
  - i. Proof, Notice of Public Hearing, Price Index Adoption SJC Water & Sewer Utilities Regulation Ordinance

(04/01/03 - 3 - 9:29 a.m.)

#### ADDITIONS/DELETIONS TO REGULAR AGENDA

Bryant requested to move Item 9, before Item 1, as Item A1.

(04/01/03 - 3 - 9:30 a.m.)

#### APPROVAL OF REGULAR AGENDA

**Motion by Jacalone, seconded by Stern, carried 5/0, to approve the Regular Agenda, as amended.**

(04/01/03 - 3 - 9:30 a.m.)

- A1. UPDATE ON THE AMPHITHEATRE CAPITAL IMPROVEMENT PROGRAM  
(*Originally Item 9*)

Glen Hastings, Executive Director, Tourist Development Council, gave an update on the Amphitheatre Capital Improvement Program. Bruce Lucker, Chairman of the Amphitheatre Committee, spoke on the amphitheatre. (9:35 a.m.) Fred Halback, leading the design team, reviewed the mission statement, basis for design, existing conditions, historic influences and destinations, and feasibility and similar facilities. He continued with amenities and corporate services, performances, transportation and parking, theme character and images, master plan, site plan, state of the art resources, and

engineering. Lucker spoke on the goal to raise necessary funding and mentioned the Amphitheatre's Grand Opening Celebration during the Superbowl in February, 2005. Jacalone asked what the BCC's commitments to the renovations were budgetarily at this point. Hastings replied that the Commission has contributed over \$2 million between the Tourist Development Funds and Funds from General Revenue to the project. He mentioned they received \$467,000 from a State Grant and are applying for another \$500,000 coming up in August. Hastings stated that the total cost of the project is \$4.3 million. Jacalone requested copies of the refined design. Maguire questioned the maximum amount of people allowed in the amphitheatre, the parking area, grass seating and the architectural design. Halback responded to Maguire's questions and spoke on the inclement weather coverage over the amphitheatre. Discussion followed on seeing a business plan during the raising of funds, changing the name of the Amphitheatre, when construction will begin and when the grand opening celebration will be held.

(10:06 a.m.) Walter O'Kon, 13 Maderia Drive, spoke in favor of the design of the amphitheatre.

(10:07 a.m.) Dante Salamone, 5225 Datil Pepper Road, spoke in favor of the design of the amphitheatre and on having a cover over it.

(04/01/03 - 4 - 10:10 a.m.)

1. UPDATE ON THE EXCELSIOR SERVICE CENTER BUILDING

Mike Rubin, Construction Manager, gave the history of the Excelsior Service Center Building. Walter O'Kon, spoke on restoring the building, reviewed how it would be done and reviewed the Phase One Budgets. Meiszer mentioned that the County doesn't own this building, the plan for Phase One is over \$600,000 and that somebody ought to be careful as to what is appropriate, in spending public funds on a building that doesn't belong to the County. He stated that he thought it would be a big mistake to put county offices in the building. Maguire questioned if this was a renovation or a restoration project. O'Kon replied that he would call it an adapted reuse for the St. Johns County's portion of new offices, and a restoration of some of the original classrooms and spaces of the Excelsior School.

(10:28 a.m.) Otis Mason spoke on what would be in the building and explained how the building would be used. O'Kon mentioned that they have the expectations that they are going to apply for grants for renovation of a part of this building into its original form as a classroom and have high expectations that it will be funded. Bryant mentioned that Mr. Mason should schedule a meeting with each individual Commissioner to bring them up to date. Mason replied that he would be glad to do that.

(10:41 a.m.) Mary Kohnke, 29 South Roscoe Blvd., spoke in favor of this item moving forward.

The meeting recessed at 10:44 a.m. and reconvened at 10:53 a.m.

(04/01/03 - 4 - 10:53 a.m.)

2. DISCUSSION OF ST. JOHNS SERVICE COMPANY

Bryant spoke on this item, stating that if they move forward with this investigation, that each customer in the service area be notified. Adams stated that this item was back before the Board because they were told not to expend any funds without prior Board approval. Discussion followed on why this item was back before the Board. Hunt gave

one point of clarification, that the proposed scope of services for the due diligence is actually slightly higher than the committed amount from St. Johns Service Corp. The proposed scope of services from Hartman and Associates is \$42,500 and the approved amount from St. Johns Service Corp. is up to \$40,000, so there is a \$2,500 difference that he wanted to make the Board aware of in terms of this aspect of the due diligence, Exhibit A. Adams stated that Hartman and Associates are contracted by the County. The County would have to pay them and then would have to recover their expenses from the utility. Jacalone reviewed what was proposed originally.

(11:00 a.m.) Sid Ansbacher, 780 North Ponce de Leon Blvd., responded to Hunt's clarification.

(11:03 a.m.) George Brookshire, 12880 Hunt Club Road North, Jacksonville, stated that he was here for comments and questions.

(11:03 a.m.) Mary Kohnke, 29 Roscoe Blvd., spoke on the customers picking up the bill for this stay. Strickland left the meeting.

(04/01/03 - 5 - 11:06 a.m.)

3. DISCUSSION OF IMPROVEMENTS TO SOUTH FRANCIS ROAD AND POSSIBLE ACTION ON THE PROPOSED COST-SHARING AGREEMENT BETWEEN ST. JOHNS COUNTY AND RINGPOWER CORPORATION.

Frank C. Steinemann, Jr., 185 Sea Hammock Way, Chairman and CEO Steinemann and Company, gave an update on the improvements to South Francis Road. (11:09 a.m.) Hunt left the meeting and Isabelle Lopez, Assistant County Attorney, entered the meeting. Jacalone questioned the County's participation being \$1.5 million. Joe Vonasek, Office of Budget and Management, replied that the County's commitment would be about \$1.5 million for the total project and suggested that the Board deal with it through the 2004 Budget process. Steinemann stated that he has not seen the proposal, but there was a letter dated March 11, 2003, that he had sent to Ben Adams regarding the South Francis Road Improvements, Exhibit A. Lopez stated that Mr. Steinemann's proposal was the packet of papers that she left for each Commissioner last week. She spoke on Vonasek's memo concerning the South Francis Road Improvements dated March 27, 2003, Exhibits B and C. Maguire questioned where the \$1.5 million figure originated. Steinemann replied that it is basically a new figure for a newly designed road. (11:20 a.m.) Joe Stephenson, Public Works Director, stated that the original amount for South Francis Road was \$1,289,216, and of that \$154,609 has been spent. Jacalone spoke on what the money had been expended on. He stated that he would be happy to leave that proposed amount for that project in the proposed 2004 Budget and address the amount, as needed, as the process goes on. Steinemann stated that they are trying to resolve the lawsuit, so they can move on with Ring Power. Jacalone asked Steinemann if he was asking the Board to allocate the money in the current year's budget. Steinemann responded yes. (11:26 a.m.) Daniel Bosanko, County Attorney, entered the meeting. Discussion followed on which budget the money would come out of. Bosanko left the meeting. (11:42 a.m.) **Motion by Jacalone, seconded by Stern, carried by roll call vote 3/2 with Meiszer and Maguire dissenting, to allocate in the current year's budget an amount not to exceed 1.5 million dollars to do the improvements that were proposed to South Francis Road in the proposed 2004 Budget under the Transportation Trust Fund.**

**Roll Call Vote:**

Jacalone	aye
Maguire	nay
Bryant	aye

Meiszer     nay  
Stern        aye

**The motion passed 3/2.**

(04/01/03 - 6 - 11:44 a.m.)

4. PRESENTATION CONCERNING THE CR 210/MICKLER INTERSECTION. CR 210/MICKLER HAS COMMERCIAL PROPERTY ABUTTING THE SOUTH SIDE OF THE INTERSECTION. SEVERAL SMALL PARCELS ARE UNDER CONSIDERATION FOR DEVELOPMENT OF A GROCERY STORE AND STRIP COMMERCIAL WITH AN OUT PARCEL FOR A BANK. THE INITIAL DEVELOPMENT PROPOSAL REPRESENTED A DIRECT CONFLICT WITH THE FUTURE FOUR-LANE ALIGNMENT AS REFLECTED IN THE CR 210 CORRIDOR STUDY. DEVELOPERS HAVE SUBSEQUENTLY MET WITH COUNTY OFFICIALS AND DEVELOPED A MODIFIED DEVELOPMENT PROPOSAL INTENDED TO MINIMIZE OR AVOID THIS CONFLICT

Joe Stephenson, Public Works Director, stated that he comes to the Board as a follow-up to the January 28, report on CR 210. Dan Christoff, Reynolds, Smith and Hills, reviewed the corridor study, Exhibit A. He stated that the two alternatives they have are the standard T intersection or a roundabout solution. Discussion followed on the alternatives, roundabouts, and the amount of money allocated for right-of-way purchase or acquisition, for this project. (12:15 a.m.) Jacalone left the meeting. Stephenson reviewed the objective for doing this, making sure everyone understood that the Alternative 5 roundabout would not create the need for any additional Guana property. He stated that he expected to attend the public meeting and go over, with the public, what he showed the Board today. He stated that it would be a good idea for him to be able to tell the public what the Board's consensus was. Stephenson stated that the Board's direction was to try to build in a 100-foot right-of-way and to move the limits of construction no closer to the Sawmill Lakes property line. Bryant followed up on the safety history. Stephenson stated that roundabouts are considered as alternatives at all the intersections where traffic signals are being considered.

(12:25 p.m.) Marcy Silkenbaken, 1145 Neck Road, spoke in favor of the roundabout.

(12:29 p.m.) Howard Renforth, 144 Crosstide Circle, spoke in favor of the roundabout.

(12:30 p.m.) Tom Wells, 628 W. Moss Wood Trace, spoke in favor of the roundabout.

(12:38 p.m.) Bob Kroner, 1298 Ponte Vedra Blvd., spoke in favor of the roundabout.

(12:40 p.m.) Bryant moved Items 5, 6, 7, 8 and Reports to the end of the day. Bryant spoke on the Comp Plan. Lopez spoke on purchasing property. (*See page 17*)

(04/01/03 - 6 - 9:30 a.m.)

9. UPDATE ON AMPHITHEATRE CAPITAL IMPROVEMENT PROGRAM

*This item was moved to the beginning of the agenda as A1. (See page 3)*

The meeting recessed for lunch at 12:43 p.m. and reconvened at 1:43 p.m. with Bryant, Stern, Meiszer, Jacalone, Maguire, County Attorney Bosanko, County Administrator Adams, and Deputy Clerk Cecelia Aldrich present.

(04/01/03 - 7 - 1:43 p.m.)

10. PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENTS RELATED TO THE DURBIN CROSSING DEVELOPMENT OF REGIONAL IMPACT (DRI) - THE DURBIN CROSSING DRI IS LOCATED WITHIN THE NORTHWEST SECTOR OF ST. JOHNS COUNTY. THE PROPOSED DRI REQUIRES FOUR COMPREHENSIVE PLAN AMENDMENTS BEFORE THE DRI MAY BE APPROVED, CONSISTENT WITH THE COMPREHENSIVE PLAN. THE PROPOSED AMENDMENTS INCLUDE THE FOLLOWING: 1. AMEND THE COMPREHENSIVE PLAN 2015 FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-B AND RESIDENTIAL-C. 2. AMEND COMPREHENSIVE PLAN OBJECTIVE H.1.6 TO ADD POLICY H.1.6.9 TO AUTHORIZE THE DURBIN CROSSING DRI TO UTILIZE THE STANDARDS AND GUIDELINES SET FORTH IN CHAPTER 163.3180 (12) FS TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS BY PAYMENT OF A PROPORTIONATE SHARE CONTRIBUTION (ALSO KNOWN AS TRANSPORTATION PIPELINING). 3. AMEND THE NORTHWEST SECTOR OVERLAY MAP TO RELOCATE THE PROPOSED EAST-WEST CORRIDOR NORTH OF ITS PROPOSED LOCATION ON THE SECTOR OVERLAY MAP. 4. AMEND MAP 12A (2015 TRAFFIC CIRCULATION PLAN) OF THE FUTURE LAND USE MAP SERIES TO DEPICT THE TRAFFIC IMPROVEMENTS PROPOSED BY THE DURBIN CROSSING DRI. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENTS RELATED TO THE DURBIN CROSSING DRI AT ITS MARCH 20, 2003 REGULAR MEETING WITH A 6-0 VOTE WITH ONE MEMBER BEING ABSENT

Proof of publication of the notice of public hearing on the Comprehensive Plan Amendments related to the Durbin Crossing DRI was received, having been published in *The St. Augustine Record* on January 30, 2003.

Teresa Bishop, AICP, Planning Director, announced that Items 10 through 13 were related Comprehensive Plan amendments to two DRIs and she identified the two locations. In order to expedite the process, the Board agreed to hear them together, but noted that an individual vote would be required for each item. Bishop reported that the applicants had requested to make their presentation before Staff and agreed it might be helpful to the Board in its questioning. She reported that there were Comprehensive Plan Citizen Courtesy Information Cards at the back table for those members of the public who wanted to be notified by the Department of Community Affairs (DCA) about the dates of the Notice of Intent on the Comprehensive Plan amendments. (1:45 p.m.) Bryant received consensus from the Board to hear all items at one time and also to allow the applicant to speak first. (1:46 p.m.) John Metcalf, 1104 Mill Creek Drive, representing SouthStar Development Partners, introduced the other participants. (1:48 p.m.) Jacalone, Bryant, Stern, Maguire and Meiszer disclosed exparté communication with a number of the individuals involved with the project. (1:50 p.m.) Bryant noted that he had also received a package from Mary Kohnke. Meiszer noted that he had attended public meetings for the last year and had some documents. (1:53 p.m.) Bosanko instructed the Commissioners to submit the documents to the Clerk. Bishop noted that there were packets (Exhibit A) of information on the table in the rear of the auditorium including: a letter dated March 27, 2003, from Mr. David Toner, Executive Director for Facilities & Operations, St. Johns County School District, a letter from Ms. Carla Wright, Chairperson of the School Board, the Memorandum of Understanding from the School District, two faxed letters from Mr. John Metcalf, Pappas, Metcalf, Jenks & Miller, a letter from Mary Kohnke, a letter of opposition from the Florida Wildlife Federation, and some changes to the affordable housing section of the Durbin Crossing DRI. (1:55 p.m.) Metcalf introduced Ken Woodbury, who reviewed all aspects of both

projects. He identified the location of both DRI areas on the Location Map and reviewed the current development in the northwest sector. Woodbury showed some proposed street sketches, as well as, the following statistics pertaining to Durbin Crossing: the project consists of 2,047 acres, 2,498 units are proposed, 56 acres of public parks, including a community park and two community centers, a school site, village center and mixed-use sites planned for 170,000 square feet of commercial, office, residential, and civic use. The Aberdeen DRI will consist of 1,313 acres, 2,018 units, 32 acres of public parks and a community center, school site, village center site with 100,000 square feet of commercial, office, residential, and civic uses. (2:02 p.m.) In response to questions by Jacalone, there was discussion about how many miles of new road will be constructed, which roads will serve only the development, and those that will be built or improved outside the project. Woodbury noted there would be 98 acres of parks and recreation in both developments, including lighted athletic fields, restrooms, and parking. (2:10 p.m.) Meiszer asked what the largest number of acres in one spot would be. Woodbury said the community park in Durbin Crossing, would consist of 32 acres and it would include the ballparks. Woodbury stated that the developer has agreed to acquire, and then donate to the County, a 50-acre community park site between the Durbin and Aberdeen projects. He said they have entered into an agreement with JEA and it will provide central water and sewer to the projects. Woodbury said reuse water would be used for all landscaping irrigation. (2:13 p.m.) Bryant asked about the source of potable water. (2:14 p.m.) Meiszer noted there was confusion and doubt from the public about the reuse water. Woodbury said it is a requirement of the Development Order, as well as, in the agreement with JEA to provide the reuse water. Woodbury stated that they have a Memorandum of Understanding (MOU) with the School District and that will become part of the Development Order. He stated that the school would be built early in the project instead of waiting, as required for state funding. Woodbury noted over 1,400 acres of wetlands and 362 acres of uplands will be preserved. (2:18 p.m.) Jacalone asked about wetlands impacts. Woodbury explained the rationale for retaining both the wetlands and uplands and talked about the nearby water treatment plant. He reviewed the Wetland Impact Map showing the amount and types of impacts. Woodbury reported on the commercial activity of the projects and the expected job creation. He talked about the affordable housing demand at build out and stated that the developer has agreed to contribute \$200,000 to the County for use in the housing assistance program. At build-out, Woodbury stated there would be \$730 million in new taxable real estate. He talked about housing needs and explained how the ratio was arrived at, as well as, population projections. (2:34 p.m.) In response to questions from Meiszer, discussion followed and Woodbury noted that acreage and density is used to arrive at the ratio. (2:39 p.m.) Jacalone noted that he received a letter dated October 24, 2002, from Maria Cahill about that, and said that in reality, some densities are less. (2:40 p.m.) Maguire asked how much the Black Water facility actually pumps into the wetlands and the response was one million gallons per day. That is the amount that will be put back into the irrigation system. (2:41 p.m.) Stern asked questions regarding the roads. (2:42 p.m.) Woodbury explained the rationale used to analyze the capacity. (2:46 p.m.) Meiszer clarified that both of the Community Development Districts (CDD) will be approved by the state, and not by the County. He explained that a CDD is to raise money by selling tax-exempt bonds to pay for the improvements. Meiszer noted that it is not developer money and the developer doesn't get any of the impact fees. He said the impact fees go to the CDD. (2:51 p.m.) Stern asked questions relating to the proposed parks and it was established that they would be developed prior to the issuance of a building permit. There was discussion on wildlife crossings and it was established that the locations have been fixed. (2:55 p.m.) Woodbury reviewed the wetlands plan and noted that they have a letter of commendation from the Department of Environmental Protection (DEP). (2:58 p.m.) Tim Perkins, Manager of Systems Planning for JEA, spoke in response to water quality and supply questions. He reviewed the new lines and

connections made last year, and noted that when the project is finished, there will be a complete loop around this entire service area. (3:03 p.m.) Stern referred to the MOU from the School District and asked how the developer could build a school when the School District can't. David Toner, Executive Director for Facilities and Operations, St. Johns County School District, responded that the developer is going to facilitate the funding mechanism to issue the bonds and the School District will then lease purchase it back through the revenues that are generated by taxes and impact fees. Toner stated that the school would be built for the St. Johns County School District. He talked about the student needs in relation to determining the grades to be designated for the new schools. (3:08 p.m.) Meiszer noted that there would not be double taxation with regard to the schools. (3:09 p.m.) Toner said the agreement in the MOU puts into place the mechanism to build this school when 450 Kindergarten through eighth-grade students are generated from the development. (3:12 p.m.) Bryant summed up that most of the impacts would be born by the new residents. He noted that there will be about 4,500 residential units, with an average lot price of about \$60,000, which would bring about \$270 million dollars in gross revenues. Bryant said he wished they would take some of that and make a contribution toward a fire station. (3:14 p.m.) Maguire asked about water coming from Duval County. Perkins said about 70% of the recon water will be generated within the service area itself, and about 30% will come from Mandarin. (3:15 p.m.) Meiszer referred to a letter from the St. Johns Water Management District and noted that there was nothing in it about water supply, or water quality and noted that the water is all coming from the same aquifer.

(3:23 p.m.) Teresa Bishop explained that the applicants are seeking Comprehensive Plan amendments to go along with the DRIs. She reviewed the amendments being requested and highlighted the major changes. She noted that Staff has discussed, and currently agrees with, the traffic circulation system proposed by the developer. Bishop deferred to Tom Crawford regarding the affordable housing issues. (3:28 p.m.) Tom Crawford, Director of Housing and Community Services, said he thought things were on track and clarified that the total number of units would be 200. He said originally, at the PZA meeting, the compromise reached was for three years, but DCA wanted five years. Crawford added that the analysis came up with the 56 units, which is beyond the minimum required by DCA. (3:31 p.m.) Maguire asked how they would limit the five-year cap. (3:32 p.m.) Crawford said there is a requirement to provide the names of the purchasers, mailing addresses, property descriptions and dates of sale, which will be put into a database and monitored. (3:33 p.m.) Bishop said the MOU has been tentatively approved by the School Board and is scheduled to be heard for approval at the April 10<sup>th</sup> meeting. She said that the MOU would become part of the Development Order. (3:34 p.m.) Toner talked about the School District's issues, as well as, its approach to building schools. He relayed that the School District and School Board feel that this is a major step forward in being able to provide schools in a timely manner. He stressed the importance of the flexibility to choose the type of school needed, the availability of funds from what is levied on the developments, the donation of the sites without impact fee credits, and the most critical part being the fact that the school will be constructed and ready when there are 400 students. If there is a revenue deficit between the two mills and the impact fees that have been collected, the developer will then advance pay impact fees to make up the deficit. He said they would probably start construction of the school about two years after the approval process and be ready for occupancy in about four years. (3:40 p.m.) Bryant questioned the figure used for generating the number of school children. Toner responded that the Student Services Department determined that the .6 figure used was reasonable to use after concurring with County, School District, and State staff. (3:43 p.m.) Bishop stated that the Comprehensive Plan amendments are required by law to review the impacts on facilities that are used for concurrency, i.e., transportation, water, sewer, recreation, mass transit, drainage and solid waste. She explained that transportation is addressed

through pipelining, but the rest requires a certificate of concurrency. She talked about the process and noted that they are still working with DCA. Bishop noted that there is no baseline number for anyone to go by, and that the formula used was arrived at in a professional manner. (3:49 p.m.) Jacalone noted that these projects have been around for some time and have come a long way. Discussion followed on the transportation projects to be completed by the developer. It was noted that considerable transportation improvements would be made up front, before building starts. (3:51 p.m.) Meiszer referred to a potential situation with the paving of Russell Sampson Road. He said that St. Johns Forest is providing \$750,000 for paving part of Russell Sampson Road and the developer is paying for the northern part. He referred to a letter from an attorney, representing some property owners there and expressed concern about a repeat of the Francis Road situation. (3:54 p.m.) Bishop commented that the southern portion will be done through a development agreement with St. Johns Forest and they have also contributed money to the County to improve that roadway, as well. She said the agreement says that the County has to make those improvements within seven years. (3:57 p.m.) Bishop stated that the 50-acre tract that the applicant has agreed to convey to the County needs to be added into the language.

(3:57 p.m.) Bryant called a break and the meeting reconvened, with public comment, at 4:09 p.m.

(4:10 p.m.) Don Beatty, 808 Mill Pond Court, read and submitted a written statement (Exhibit B). He commented that he hasn't had an opportunity to review all the changes, and that some were introduced earlier today. He expressed concern that all of the issues have not been addressed and doesn't feel the DRIs conform to the Northwest Sector Plan. He discussed a few of what he considered to be the major problems, which are included in the written statement. He asked the Board not to approve the DRIs. (4:38 p.m.) Maguire asked if Beattie had any discussion with the School Board regarding the educational issues he raised. Beattie said he didn't, and expressed concern that the school has been given wrong numbers, and that is why the schools are currently overcrowded. Discussion followed regarding which numbers were correct with regard to education, where the re-use water would come from, and what was in the Development Order. (4:43 p.m.) Bryant asked that Staff make notations on these issues to compare it to the DO. Stern referred to the student ratio and stated that a higher ratio is now being used in the northwest.

(4:52 p.m.) Louise Thrower, 288 Orange Avenue, Fruit Cove, reviewed roads, infrastructure, and recreational areas. She submitted a packet of documents from her presentation (Exhibit C). Thrower expressed her dissatisfaction and opposition to the proposed DRIs. She referred to the County's 2015 map and asked the Board to follow what they had previously passed.

(5:04 p.m.) Cyndi Stevenson, 148 Cattail Circle, spoke in favor of the development and said she felt the developers have listened to, and responded to, the concerns of the community.

(5:09 p.m.) Kirk John Partridge, 621 S. Pokeberry Place, Jacksonville, a resident of Julington Creek Plantation, spoke in support of the development. He expressed his displeasure regarding the first speaker's comments. He said he was unaware of anyone opposing the development and thinks it is well planned and good for community.

(5:12 p.m.) Ellen Whitmer, 1178 Natures Hammock Rd. S., Fruit Cove, stated that she is opposed to the development, and dubbed it the "Miami Plan." She talked about urban sprawl and also expressed concern about the lack of cemeteries in the northwest sector.

(5:18 p.m.) Rev. George Harrington, 225 Carolina Jasmine Lane, Jacksonville, thanked and commended the Board and Staff for their service to the community. He spoke in favor of both projects and talked about competition, covenants, and community. He related a personal situation and stated there was a great need for housing in the subject area.

(5:29 p.m.) Phyllis Abbatiello, 1133 River Birch Road, Fruit Cove, stated that the individuals Meiszer referred to were members of the coalition, but were not representing the entire Coalition, that they were speaking as private citizens. She noted that only the President could speak for the Coalition. (5:30 p.m.) Meiszer clarified that he spoke with them at a coalition meeting and did not say that they were speaking for the Coalition. Abbatiello talked about six-laning State Road 13 and expressed concern about decisions being made and plans being approved, and then changed. (5:33 p.m.) Meiszer stated that he had publicly opposed six-laning Highway 13, and neither the State DOT, nor the County, have plans to do so.

(5:37 p.m.) Kathy Minnis, 317 Chicasaw Ct., Jacksonville, stated that she bought her home at Julington Creek in April, 1994, and four years later she was involved in a class action lawsuit against the County, the taxing district and the developer. Minnis said she never imagined she would be speaking in this regard and continued to speak in favor of the development. She talked about the benefits the developer is proposing that would include Julington Creek residents and expressed support of the development.

(5:45 p.m.) Tom Manuel, 505 Becker Branch, Julington Creek Plantation, said he is active in the JCP community with regard to the DRIs. He said it was his opinion that the developer has met the needs of the community and spoke in favor for the development.

(5:48 p.m.) Bryant asked Metcalf to respond to some items in Mr. Beattie's statement. (5:49 p.m.) Metcalf disagreed with the numbers given by Beattie and said he would stand by the numbers given by his group. Discussion followed regarding the differences in figures, concurrency, and education/school ratios. Recreation was discussed as well. (5:55 p.m.) Metcalf said the March 24<sup>th</sup> Development Order (DO), which was the base document for both projects, had incorporated all of the changes from the March 20<sup>th</sup> PZA hearing. He said on March 28<sup>th</sup> he addressed two proposed changes to the DO, one was a change to the water quality monitoring plans, and the other incorporated an agreement with the Creeks Athletic Association for the acquisition and conveyance of a 50-acre park site. Metcalf said that due to a concern of the DCA, they agreed to raise the limitation on resale from three to five years on the 56 low-income housing units. He said two things from today needed to be incorporated: that there would be no impact fee credits for the 50-acre park donation for the Aberdeen DRI, and that if within three years after the effective date of the DO, the County requests that the developer prepay the fire impact fees for residential units, not previously paid, provided that the County would use that money to build a fire station. (6:00 p.m.) Meiszer suggested that the fire department should decide when and where fire stations are built. (6:04 p.m.) Metcalf agreed and reviewed prior discussions on locating a fire station. He also talked about the water reuse and the agreement with JEA, and read from the reuse section in the DO. Discussion followed about how the reuse would work. (6:11 p.m.) Metcalf addressed the school site issue and read the related section, reiterating that the developer shall not demand school impact fee credits, and the MOU does say that the school district will make lease payments. He explained that those payments will continue as long as they have enough revenue from impact fees and from the ad valorem capital taxes. If the sources are inadequate to make the payments, the developer makes up the deficit. Metcalf stated that there was a typographical error in the acreage, and then explained the confusion regarding the parks. More discussion followed on the school impact fees, as well as, the rationale

used for determining which ratios to use. (6:22 p.m.) Beattie spoke again on roadway and school costs. (6:23 p.m.) Jacalone and Meiszer both noted that it is appropriate for the School Board to use impact fees.

(6:25 p.m.) Toner stated that the School District would collect the impact fees and no credits would be given to the developers. He said the impact fees will belong to the School District to provide educational facilities and the School District will lease/purchase the facility back from the CDD. (6:27 p.m.) Meiszer expressed a desire to find a way to get the entire length of Russell Sampson Road paved. He talked about arterial roads and how they should not go through neighborhoods, as well as, transportation problems in that sector. Meiszer said there is a need to get local traffic off the interstate and onto a north/south highway. He complimented all the participants who have worked on the changes and compromises to date. (6:34 p.m.) Maguire commented on what he considered to be the positive gains from this development. He said he didn't think the proposed road connections would come close to solving the transportation problems in the area. (6:37 p.m.) Bryant noted that Congressman Mica allowed the Metropolitan Planning Organization (MPO) to make a presentation, regarding that section of SR 13, per request of some people from Jacksonville. He [Mica] is going to try to get money for St. Johns County, though Bryant didn't think there would be any for that particular roadway. (6:37 p.m.) Bosanko addressed issues made by Kohnke regarding Community Development Districts (CDDs). In summary, he said a CDD could be used to fund the schools, and there are many ways to prevent the co-mingling of funds. (6:39 p.m.) He said the County CIP project process may be the best way to approach the improvements to Russell Sampson Road. He said the developer has already met, and exceeded, his transportation impact requirements. (6:40 p.m.) **Motion by Jacalone, seconded by Stern, carried 5/0 by Roll Call vote, to enact Ordinance No. 2003-32, approving Comprehensive Plan amendments related to the Durbin Crossing DRI, adopting Findings of Fact 1 through 3 on page 3, to support the motion.**

**Roll Call Vote:**

Maguire	aye
Bryant	aye
Meiszer	aye
Stern	aye
Jacalone	aye

**ORDINANCE NO. 2003-32**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING 2015 FUTURE LAND USE MAP OF COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, FROM RURAL/SILVICULTURE TO RESIDENTIAL - C; AMENDING COMPREHENSIVE PLAN OBJECTIVE H.1.6 AUTHORIZING THE DURBIN CROSSING DRI TO UTILIZE THE STANDARDS AND GUIDELINES IN CHAPTER 163.3180 (12) FS TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS; AMENDING THE NORTHWEST SECTION OVERLAY MAP; AND AMENDING THE 2015 TRAFFIC CIRCULATION PLAN ALL PERTAINING TO THE DURBIN CROSSING DRI; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(04/01/03 - 13 - 6:41 p.m.)

11. PUBLIC HEARING - DURBIN CROSSING DEVELOPMENT OF REGIONAL IMPACT (DRI) - THE DURBIN CROSSING DRI IS LOCATED WITHIN THE NORTHWEST SECTOR OF ST. JOHNS COUNTY, SOUTH OF RACE TRACK ROAD AND WEST OF RUSSELL SAMPSON ROAD. THE SUBJECT PROPERTY COMPRISES APPROXIMATELY 2,047 ACRES AND IS ZONED OR. THE APPLICANT HAS REQUESTED SEVERAL COMPREHENSIVE PLAN AMENDMENTS, WHICH ARE NEEDED TO ALLOW THE DEVELOPMENT OF THE DRI. THE DURBIN CROSSING DRI WAS SUBMITTED IN MARCH, 2002. DRIS FOLLOW THE PROCEDURES SET OUT IN CHAPTER 380.06 FLORIDA STATUTES. REVIEW OF THE DRI INCLUDES THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL, DEPARTMENT OF COMMUNITY AFFAIRS, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT OF TRANSPORTATION, FIRST COAST METROPOLITAN PLANNING ORGANIZATION, STATE DIVISION OF HISTORICAL RESOURCES, U.S. ARMY CORP OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE, THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION AND ST. JOHNS COUNTY. THE PROJECT HAS PROCEEDED THROUGH THIS REVIEW AND WAS SCHEDULED FOR PUBLIC HEARINGS WITHIN THE REQUIRED TIMEFRAMES ALLOWED BY FLORIDA STATUTES. THE PROPOSED DEVELOPMENT ORDER (DO) ESTABLISHES THE CONDITIONS IN WHICH THE DURBIN CROSSING DRI MAY DEVELOP. THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL (RPC) ISSUED AN ASSESSMENT REPORT ON MARCH 6, 2003. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED DURBIN CROSSING DRI AT ITS MARCH 20, 2003 REGULAR MEETING, WITH A 6-0 VOTE WITH ONE MEMBER ABSENT

Proof of publication of the Notice of Public Hearing on the Durbin Crossing DRI was received, having been published in *The St. Augustine Record* on January 30, 2003.

**Motion by Jacalone, seconded by Stern, carried 5/0 by Roll Call vote, to enact Resolution No. 2003-61, approving the Durbin Crossing DRI, adopting Findings of Fact 1 through 2 on page 5, to support the motion, including the changes: to Special Condition 30, resale date of the 56 affordable units to five years [not three years]; to include three years after the effective date of this approval that the developer will pre-pay all fire impact fees upon request; Bishop read into the motion: within the three years of the effective date of this Development Order, the developer shall pre-pay the fire impact fees for all residential units within the project for which impact fees have not previously been paid. St. Johns County shall use the impact fees for construction of a fire station on the fire station site provided by the developer. No impact fee credits shall be requested for the donating of the fire station site that impact fee credits shall be granted for the impact fee prepayment.** (6:43 p.m.) Meiszer expressed concern about the language with regard to a site provided by the developer. Bishop clarified that it would also include: *that within three years of the effective date of this Development Order, the developer shall, if requested by St. Johns County; and, that the Community Park improvements shall include, at a minimum, four lighted baseball fields, two lighted soccer and football fields and adequate parking for the fields. These improvements shall be completed within two years after commencement of construction of the park improvements.* (6:45 p.m.) Bishop made note of the typographical error that was in this section for Durbin Crossing: *20 acres of community parks should be 35 acres.* (Jacalone accepted the additions.)

Roll Call Vote:

Bryant            aye  
Meiszer          aye  
Stern             aye  
Jacalone        aye  
Maguire         aye

RESOLUTION NO. 2003-61

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, A DEVELOPMENT ORDER FOR DURBIN CROSSING, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 2,047 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS INCLUDING MITIGATION FOR TRANSPORTATION AND ENVIRONMENTAL IMPACTS, PROVIDING DEVELOPMENT PHASING AND BUILDOUT DATES; ESTABLISHING AN EFFECTIVE DATE

(04/01/03 - 14 - 6:46 p.m.)

12. PUBLIC HEARING - COMPREHENSIVE PLAN AMENDMENTS RELATED TO THE ABERDEEN DEVELOPMENT OF REGIONAL IMPACT (DRI) - THE ABERDEEN DRI IS LOCATED WITHIN THE NORTHWEST SECTOR OF ST. JOHNS COUNTY. THE PROPOSED DRI REQUIRES FOUR COMPREHENSIVE PLAN AMENDMENTS BEFORE THE DRI MAY BE APPROVED, CONSISTENT WITH THE COMPREHENSIVE PLAN. THE PROPOSED AMENDMENTS INCLUDE THE FOLLOWING: 1. AMEND THE COMPREHENSIVE PLAN 2015 FUTURE LAND USE MAP FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-C. 2. AMEND COMPREHENSIVE PLAN OBJECTIVE H.1.6 TO ADD POLICY H.1.6.8 TO AUTHORIZE THE ABERDEEN DRI TO UTILIZE THE STANDARDS AND GUIDELINES SET FORTH IN CHAPTER 163.3180 (12) FS TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS BY PAYMENT OF A PROPORTIONATE SHARE CONTRIBUTION (ALSO KNOWN AS TRANSPORTATION PIPELINING). 3. AMEND THE NORTHWEST SECTOR OVERLAY MAP TO RELOCATE THE PROPOSED EAST-WEST CORRIDOR NORTH OF ITS PROPOSED LOCATION ON THE SECTOR OVERLAY MAP. 4. AMEND MAP 12A (2015 TRAFFIC CIRCULATION PLAN) OF THE FUTURE LAND USE MAP SERIES TO DEPICT THE TRAFFIC IMPROVEMENTS PROPOSED BY THE ABERDEEN DRI. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED AMENDMENTS RELATED TO THE DURBIN CROSSING DRI AT ITS MARCH 20, 2003 REGULAR MEETING, WITH A 6-0 VOTE WITH ONE MEMBER ABSENT

Proof of publication of the Notice of Public Hearing on the Comprehensive Plan Amendments related to the Aberdeen DRI was received, having been published in *The St. Augustine Record* on January 30, 2003.

**Motion by Jacalone, seconded by Stern, carried 5/0, by Roll Call Vote, to adopt Ordinance No. 2003-33, approving Comprehensive Plan amendments related to the Aberdeen DRI, adopting Findings of Fact 1 through 3 on page 3, to support the motion.**

Roll Call Vote:

Meiszer        aye  
Stern           aye  
Jacalone       aye  
Maguire        aye  
Bryant          aye

**ORDINANCE NO. 2003-33**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AMENDING THE 2015 FUTURE LAND USE MAP OF COMPREHENSIVE PLAN, ORDINANCE NO. 2000-34, AS AMENDED, FROM RURAL/SILVICULTURE TO RESIDENTIAL - C; AMENDING COMPREHENSIVE PLAN OBJECTIVE H.1.6 AUTHORIZING THE ABERDEEN DRI TO UTILIZE THE STANDARDS AND GUIDELINES IN CHAPTER 163.3180 (12) FS TO SATISFY THE COUNTY'S TRANSPORTATION CONCURRENCY REQUIREMENTS; AMENDING THE NORTHWEST SECTOR OVERLAY MAP; AND AMENDING THE 2015 TRAFFIC CIRCULATION PLAN ALL PERTAINING TO THE ABERDEEN DRI; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE**

(04/01/03 - 15 - 6:46 p.m.)

13. PUBLIC HEARING - ABERDEEN DEVELOPMENT OF REGIONAL IMPACT (DRI) - THE ABERDEEN DRI IS LOCATED WITHIN THE NORTHWEST SECTOR OF ST. JOHNS COUNTY, SOUTH OF RACE TRACK ROAD. THE SUBJECT PROPERTY COMPRISES APPROXIMATELY 1,313 ACRES AND IS ZONED OR. THE APPLICANT HAS REQUESTED SEVERAL COMPREHENSIVE PLAN AMENDMENTS, WHICH ARE NEEDED TO ALLOW THE DEVELOPMENT OF THE DRI. THE ABERDEEN DRI WAS SUBMITTED IN MARCH, 2002. DRIS FOLLOW THE PROCEDURES SET OUT IN CHAPTER 380.06 FL STATUTES. REVIEW OF THE DRI INCLUDES THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL, DEPARTMENT OF COMMUNITY AFFAIRS, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT OF TRANSPORTATION, FIRST COAST METROPOLITAN PLANNING ORGANIZATION, STATE DIVISION OF HISTORICAL RESOURCES, U.S. ARMY CORP OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE, THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION AND THE COUNTY. THE PROJECT HAS PROCEEDED THROUGH THIS REVIEW AND WAS SCHEDULED FOR PUBLIC HEARINGS WITHIN THE TIMEFRAMES ALLOWED BY FL STATUTES. THE PROPOSED DEVELOPMENT ORDER (DO) ESTABLISHES THE CONDITIONS IN WHICH THE ABERDEEN DRI MAY DEVELOP. THE NORTHEAST FLORIDA REGIONAL PLANNING COUNCIL (RPC) ISSUED AN ASSESSMENT REPORT ON MARCH 6, 2003. THE PLANNING AND ZONING AGENCY RECOMMENDED APPROVAL OF THE PROPOSED ABERDEEN DRI AT ITS MARCH 20, 2003 REGULAR MEETING, WITH A 6-0 VOTE WITH ONE MEMBER ABSENT

Proof of publication of the Notice of Public Hearing on the Aberdeen DRI was received, having been published in *The St. Augustine Record* on January 30, 2003.

Motion by Stern, seconded by Jacalone, carried 5/0 by Roll Call vote, to enact Resolution No. 2003-62, approving the Aberdeen DRI, adopting Findings of Fact 1 through 2, to support the motion, and adding fire station language previously read into the record: *three years after the effective date of this approval the developer will pre-pay all fire impact fees upon request;* as Bishop read: *within the three years of the effective date of this Development Order, the developer shall pre-pay the fire impact fees for all residential units within the project for which impact fees have not previously been paid. St. Johns County shall use the impact fees for construction of a fire station on the fire station site provided by the developer.* Bishop clarified that it would include: *that within three years of the effective date of this Development Order, the developer shall, if requested by St. Johns County, no impact fee credits shall be requested for the donating of the fire station site that impact fee credits shall be granted for the impact fee prepayment;* also the language on recreation and open space, on community park improvements: *that the Community Park improvements shall include, at a minimum, four lighted baseball fields, two lighted soccer/football fields and adequate parking for the fields. These improvements shall be completed within two years after commencement of construction of the park improvements; and the additional language on the donation of the 50-acre parcel of land - SouthStar commits to obtain and donate to St. Johns County a 50-acre parcel between the Aberdeen and Durbin Crossing Projects for use by St. Johns County as a park with athletic fields, without impact fee credit.* (6:48 p.m.) Bishop added for clarification that the language is as in the March 28<sup>th</sup> letter from Metcalf, but he added today *that no impact fee credit shall be requested for the 50-acre parcel* and his choice was to put that as the last sentence.

**Roll Call Vote:**

Stern	aye
Jacalone	aye
Maguire	aye
Bryant	aye
Meiszer	aye

**RESOLUTION NO. 2003-62**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, A DEVELOPMENT ORDER FOR ABERDEEN, A DEVELOPMENT OF REGIONAL IMPACT UNDER CHAPTER 380, FLORIDA STATUTES; AUTHORIZING DEVELOPMENT OF APPROXIMATELY 1,313 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS INCLUDING MITIGATION FOR TRANSPORTATION AND ENVIRONMENTAL IMPACTS, PROVIDING DEVELOPMENT PHASING AND BUILDOUT DATES; ESTABLISHING AN EFFECTIVE DATE**

(6:49 p.m.) Bryant called for a break and the meeting reconvened at 6:56 p.m.

(04/01/03 - 16 - 6:56 p.m.)

5. CONSIDER A MOTION TO PASS A RESOLUTION TO EXTEND THE LENGTH OF PAYMENT OVER TIME FROM TWO (2) YEARS TO A PERIOD NOT TO

EXCEED SEVEN (7) YEARS FOR WATER AND SEWER UNIT CONNECTION FEES

C. Frank Kenton, Utility Department, explained the plan to extend the connection fees over a longer period of time. (6:57 p.m.) Jacalone said he thought it was a great thing. **Motion by Jacalone, seconded by Stern, carried 5/0, to adopt Resolution No. 2003-63.** Stern expressed her satisfaction with the passing of this Resolution and stated that it is a quality of life and health issue for some residents who don't have the money to hook up.

RESOLUTION NO. 2003-63

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE NO. 2001-25, SECTION 25(D), WHICH CONCERNS PAYMENT OVER TIME OF WATER AND WASTEWATER UNIT CONNECTION FEES; AMENDING SECTION 25(D) OF ST. JOHNS COUNTY ORDINANCE NO. 2001-25, IN ORDER TO PROMOTE CONSUMER CONNECTION TO THE COUNTY'S WATER AND WASTEWATER SYSTEM; AMENDING SECTION 25(D) OF ST. JOHNS COUNTY ORDINANCE NO. 2001-25, IN ORDER TO EXTEND THE LENGTH OF PAYMENT FOR CONNECTION OVER TIME FROM TWO (2) YEARS TO A PERIOD NOT TO EXCEED SEVEN (7) YEARS FOR WATER AND SEWER UNIT CONNECTION FEES WHEN COUNTY WATER OR WASTEWATER SERVICE IS AVAILABLE FOR CONNECTION BY AN EXISTING SINGLE-FAMILY RESIDENCE; AND PROVIDING AN EFFECTIVE DATE

(04/01/03 - 17 - 6:59 p.m.)

6. CONSIDER A MOTION TO APPROVE THE SHIP MAXIMUM PURCHASE PRICE INCREASE RESOLUTION

Tom Crawford, explained that the State requires that any increase in purchase price limits be passed by Resolution. (7:00 p.m.) Jacalone stated that this will allow for more units to be available with SHIP assistance. **Motion by Jacalone, seconded by Maguire, carried 5/0, to adopt Resolution No. 2003-64.** Meiszer asked about the future of the SHIP program if the State eliminates funding. (7:01 p.m.) Crawford said they would fund it at about 70% of the current appropriation, and he heard Senator King is in support of keeping the SHIP program.

RESOLUTION NO. 2003-64

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, INCREASING THE MAXIMUM PURCHASE PRICE LIMITS OF THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) HOME BUYER PROGRAM LOCAL HOUSING ASSISTANCE PLAN; AND SETTING AN EFFECTIVE DATE

*Item 8 was heard before Item 7.*

(04/01/03 - 18 - 7:05 p.m.)

7. CONSIDER ADOPTION OF A RESOLUTION SUPPORTING IMPLEMENTATION OF THE ST. JOHNS VISION STRATEGIC PLAN

Jim Sutton, Executive Director of St. Johns Vision, said there is confusion amongst County Staff as to whether they can participate in the strategic plan. He gave a brief historical account and noted that the implementation process is now beginning. (7:06 p.m.) Jacalone said he agreed with the Resolution, but noted that any County personnel would have to coordinate with their supervisors. (7:07 p.m.) *Motion by Jacalone, seconded by Stern, to enact Resolution No. 2003-65.* Meiszer asked about Staff participating on County time. Discussion followed on Staff's participation with the visioning process and how it should be conducted. (7:09 p.m.) Jacalone left the meeting. Verbiage of the Resolution was discussed. (7:13 p.m.) *Bosanko suggested replacing the word "personnel" with "department."* (7:15 p.m.) Maguire referred to the Economic Development Foundation and stressed that he would like to see an aggressive development program. (7:18 p.m.) Bryant stated that he would support this but is very skeptical about the possibility of future budget implications to the County and said he has grave concerns about some of St. Johns Vision committee's recommendations in the healthcare and social issues. Discussion followed and Bryant commented about the privatization of foster care and the community based care initiative. He urged Sutton to involve Dr. Colovita and noted that application has been made to be the lead agency. (7:22 p.m.) **Motion by Stern, seconded by Bryant, carried 4/0, with Jacalone absent, to amend the Resolution to read "department" rather than "personnel" and include changing the adoption date to April 1<sup>st</sup>.**

**RESOLUTION NO. 2003-65**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, SUPPORTING IMPLEMENTATION OF THE ST. JOHNS VISION STRATEGIC PLAN

(04/01/03 - 18 - 7:03 p.m.)

8. CONSIDER A MOTION TO GRANT FREE USE OF SPACE AT THE COUNTY CONVENTION CENTER TO HOLD THE ST. JOHNS VISION ANNUAL MEETING ON MONDAY, MAY 19, 2003 FROM 5:00 P.M. UNTIL 9:30 P.M.

Dena Masters, Office Manager, Tourist Development Council, explained the request for space, for four hours one evening. **Motion by Jacalone, seconded by Stern, carried 5/0, to grant free use of space at the County Convention Center to hold the St. Johns Vision Annual Meeting on Monday, May 19, 2003, from 5:00 p.m. until 9:30 p.m.**

(04/01/03 - 18 - 7:23 p.m.)

COMMISSIONERS' REPORTS

(7:23 p.m.)

Commissioner Maguire:

Maguire expressed concern about water utilization and noted that he has asked Adams to contact JEA to give a presentation to the Board, to get a better perspective on water utilization. He said he has questions about Duval County having the capacity to do what is projected. (7:25 p.m.) Adams said he talked to Staff at JEA and they will have a presentation ready in the next couple of weeks. Maguire reminded the Board that he is scheduled to give two presentations on the MPO, on April 8<sup>th</sup> and 9<sup>th</sup>, at the Nassau

County Board of Commissioners and the Clay County BCC, to seek their support. He said he would also try to get on the City of Jacksonville agenda.

(7:26 p.m.)

Commissioner Bryant:

Bryant asked Adams to give a report on the donation that was made to the EMS Department. Bryant asked that something special be done with that and then notify the donors. (7:26 p.m.) Adams said they wanted to do something with two fire squad trucks. Bryant commended Maguire on his efforts with regard to presentations he has been making for MPO support.

(7:27 p.m.)

Commissioner Stern:

Stern noted that Bill Lazar had wanted to speak to Item 5, but is no longer in the audience. She commended the County Attorney's Office and Bill Lazar on their fund raising efforts to help a particular family.

(7:27 p.m.)

Commissioner Meiszer:

No report.

(04/01/03 - 19 - 7:29 p.m.)

COUNTY ADMINISTRATOR'S REPORT

No report.

(04/01/03 - 19 - 7:29 p.m.)

COUNTY ATTORNEY'S REPORT

No report.

(04/01/03 - 19 - 7:29 p.m.)

CLERK OF COURT'S REPORT

No report.

With there being no further business to come before the Board, the meeting adjourned at 7:29 p.m. **Motion by Bryant, seconded by Maguire, carried 4/0, with Jacalone absent to adjourn the meeting.**

REPORTS:

1. St. Johns County Check Register; approving checks number 332372 through 332639 totaling \$1,409,180.77 (03/25/03)
2. Marshall Creek CDD Financial Statement for the Year Ended September 30, 2002

CORRESPONDENCE:

1. Letter to the Department of State filing Ordinances Nos. 2003-18 through 2003-21 (03/20/03)

2. Letter to the Department of State filing Ordinance No. 2003-22 (03/25/03)

Approved May 6, 2003

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant  
James E. Bryant, Chair

ATTEST: CHERYL STRICKLAND, CLERK

By: Uvanne King  
Deputy Clerk